

**Economy, Communities and Corporate Directorate**

Director: Geoff Hughes

Mr Keyse  
Sawpits, Great Doward  
Symonds Yat  
Ross-On-Wye  
HR9 6BP

Our Ref: 174592/CE  
Please ask for: Mr David Gosset  
Direct Line / Extension: 01432 261588  
E-mail: david.gosset@herefordshire.gov.uk

Dear Mr Keyse

**SITE:** The Coach House, At Flaxley House, Walford, Ross-On-Wye, Herefordshire, HR9 5SB  
**DESCRIPTION:** Pre-application advice for single storey extensions to cottage in grounds of Listed Building.  
**APPLICATION NO:** 174592/CE  
**APPLICATION TYPE:** Pre App Advice

I refer to your pre-application advice request received on 29 November 2017.

Your proposal is for a number of changes to The Coach House, within the grounds of Flaxley House, a Grade II listed building. The changes include a single storey extension replacing and enlarging the current porch, addition of a door to the South West elevation and a part glazed, part stone extension to the North West.

As the Coach House is within the curtilage of a listed building it affects the setting of Flaxley House and therefore the current proposal would require the benefit of listed building consent in addition to planning permission.

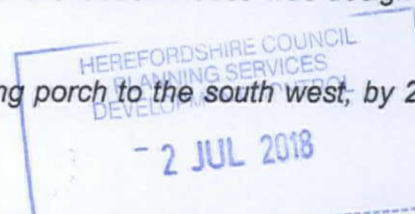
Any forthcoming application will be required to adhere to both local and national planning policies. I would encourage you to consult the Herefordshire Local Plan – Core Strategy document, specifically policies LD4, LD1 and SD1. Currently Walford Parish has a Neighbourhood Development Plan in the drafting stage which does not accord any weight during the planning process. However, if this was to proceed it will be necessary to consult this document.

**Porch**

Comments from our conservation officer are as follows:

*Removal of the existing porch would mean that in addition to a new structure of greater bulk being added, a new entrance would need to be inserted into the south-west elevation; both of these interventions would have a negative impact on this elevation, affect its relationship with the front elevation of Flaxley House; historically this side of the Coach House was designed to have no openings, facing away from the house.*

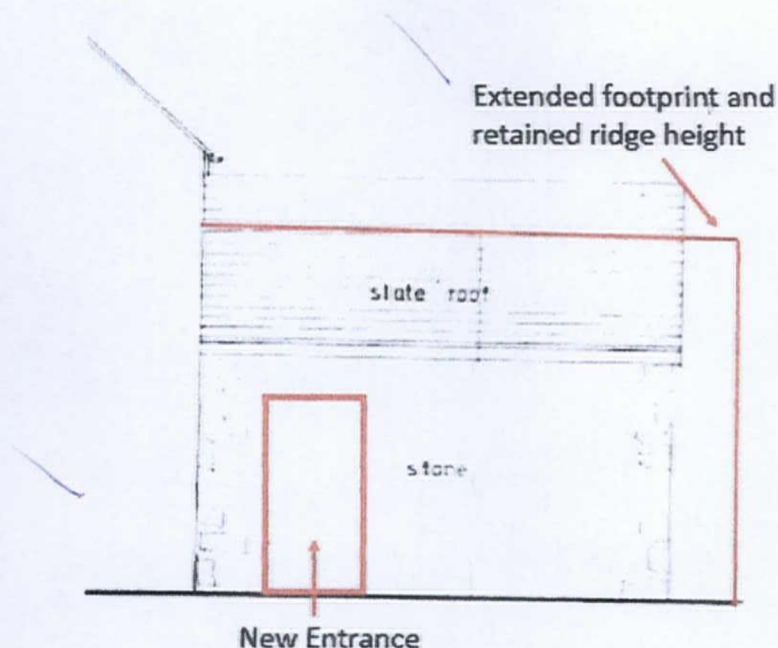
*An acceptable compromise would be to extend the existing porch to the south west, by 2-3m, and reposition the entrance door to its north west wall:*



Planning Services, PO Box 230, Hereford. HR1 2ZB

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*This would maintain the form of the existing porch, and prevent the need for new openings in original fabric.*

I agree that Mr Rutledge's approach is suitable here; as any forthcoming application will need to adhere to policy LD4 of core strategy. Policy LD4 states that development proposals should protect, conserve and enhance the heritage assets that they affect. This includes emphasising the original form and function through the use of sympathetic design, contributing to the character and distinctiveness of the local townscape. Reducing the ridge line of the proposed porch will help to lessen the impact of the coach house and maintain its original form within the site. Additionally relocating the entrance to the extended North West wall of the porch helps to further protect the character and structure of the original Coach House.

#### **Kitchen Extension**

Comments from our conservation officer are as follows:

*The scale and form of this proposed element would harm how the Coach House is appreciated from the roadside. A flat roofed structure would minimise the visual impact, and clearly define this element as a new addition. Horizontal glazing, of modest height, could run along the top of the boundary wall to admit light from the north east, and provide extra height for the roof to sit above the existing arched openings.*

*To prevent harmful removal of fabric, the existing openings in the north-west elevation should be retained and incorporated.*

*The proposed wall materials are acceptable; and dark coloured zinc would be appropriate for a flat roof.*

While Mr Rutledge's advice is entirely suitable to maintain the relationship between Flaxley House and the Coach House and is in line with policy LD4 of the core strategy. The current design of stone

construction with a dual pitched roof and glazed truss, appears to be a more traditional addition that adds to the design of the Coach House. I am concerned that the addition of another roof design would detract from the Coach House itself. Any forthcoming application, in addition to adhering to policy LD4 would also need to heed policy SD1 and LD1 of the core strategy. SD1 states that development should be designed to maintain local distinctiveness, achieved through the incorporation of architectural detailing and the use of appropriate materials. Which is further supported by policy LD1, this states that development proposals should be influenced by the existing townscape and landscape in regards to design, scale and nature.

As such I find there is an alternative approach that could be adopted by maintaining the dual pitched roof but shifting the eaves away from the stone wall that borders the road. This will help to create some separation from the road and help to reduce the impact of the extension when viewed from the road. Furthermore if the ridge height could be lowered marginally this will only help to maintain views of Flaxley House from the road.

### **Rooflights**

On the matter of rooflights I defer entirely to Mr Rutledge's comments:

*The insertion of new rooflights should be kept to a minimum; cumulatively, they can have a negative impact on a building that was not designed to have them.*

*As both bedrooms have existing window openings, a single rooflight for each room, on the south-west roof pitch, would be acceptable, following the size of the existing one.*

*The existing rooflights are of poor quality and their replacement would be welcomed.*

*Rooflights should be of a conservation design which has minimal framing and sits flush with the roof covering. Further details can be provided.*

### **Summary**

The principle of utilising the Coach House as ancillary accommodation is suitable for the site and any permission granted would likely condition that the two buildings are not sold separately due to the proximity with Flaxley House.

In summary if an application was forthcoming it would need to be amended slightly to ensure that it enhances the character and setting of Flaxley House and maintains the relationship between the two buildings. These alterations are achievable given the right approach and could be supported on a forthcoming application.

This advice is given in the context of your request and the information provided in support and has regard to the Council's planning policy. Should you wish to submit a planning application I would recommend that this advice is taken into account. However this advice is offered without prejudice to any future decision the Council may make following the formal consideration of a planning application.

Yours sincerely,



**MR DAVID GOSSET**  
**PLANNING OFFICER**

**Please note**

***Environmental Information Regulations***

*Please note that pre-application advice is subject to the Environmental Information Regulations, which means that members of the public can make requests to see the recorded information we hold on pre-application matters.*

*Although there are various exceptions within the legislation that might prevent release of information, all these have to be seen against the 'public interest' test. This means that the Council may refuse to disclose information only if in all the circumstances of the case the public interest in maintaining the exception outweighs the public interest in releasing the information.*

*If there are any reasons why you consider that the information should not be made public in accordance with the exceptions set out in the Regulations, for example, where there are issues of commercial sensitivity, please outline them below. We will usually consult you further if a request is made involving information giving to you as pre-application advice, as the situation may have changed by the time a request is received. Herefordshire Council reserves the right to release the information where appropriate in accordance with the requirements of the legislation.*